



Chairman Maria Eugenia Leon Guerrero
Vice-Chair Patricia Ann P. Ada
Commissioner Mayor John E. Cruz
Commissioner Gregory D. Perez
Commissioner Rita T. Franquez
Commissioner Nick Keswani
Commissioner Eduardo J. Calvo
Commissioner Carlos Madrid Alvarez-Piñer, PhD
Executive Director Lasia Casil



The Honorable Lourdes A. Leon Guerrero
Governor of Guam

The Honorable Joshua F. Tenorio
Lieutenant Governor of Guam



ATURIDAT NUMA'LO YAN INADALANTON HAGÁTÑA

(Hagåtña Restoration and Redevelopment Authority)

Board Of Commissioners - Regular Meeting

Thursday, November 7, 2019 - 5:00pm

GEDA Conference Room, ITC Bldg., Tamuning

AGENDA

- I. Call to order:**
- II. Attendance:**
- III. Secretary Report:**
 1. September 6, 2019 Minutes
 2. October 3, 2019 Minutes
- IV. Treasurer Report**
- V. Old Business:**
 1. Presentations and discussions at the board meetings by non-board members or outside interests.
 2. HRRA dedicated funding via real estate tax improvements on properties built from 1997 onwards.
 3. HRRA support staff
 4. Meeting with GEDA to discuss the Matrix Design, Inc. contract and deliverables
 5. Legal liability of HRRA
 6. Clarification of Law 24-110
 7. Hagåtña Festivals
 - a) Sirena Festival
 - b) May Fair
 8. Agency comments & follow up letters

VI. New Business:

1. Sub-Committee Report
 - a) The Map Atlas
 - b) The Design Guidelines
 - c) Next meeting to review The Map Atlas
2. The Hagåtña River Channelization and Watershed River Feasibility Study
3. New Projects:
 - a) Governor Manuel F. L. Guerrero Administrative Complex
 - (1) Building 1: Three story / 47,260sf and 329 parking space garage
 - (2) Building 2: Two story / 20,750sf
 - (3) Building 3: Two story / 20,750sf
 - b) Land Resources Building: 5 story / 49,600sf, 121 parking space garage
 - c) Palasyu Restoration
4. Guam Police Memorial

VII. Executive Director Report











VIII. Announcements:

IX. Next Meeting: December 5, 2019

X. Adjournment:

HARR Board of Commissioners Regular Meeting Sign Sheet

November 7, 2019

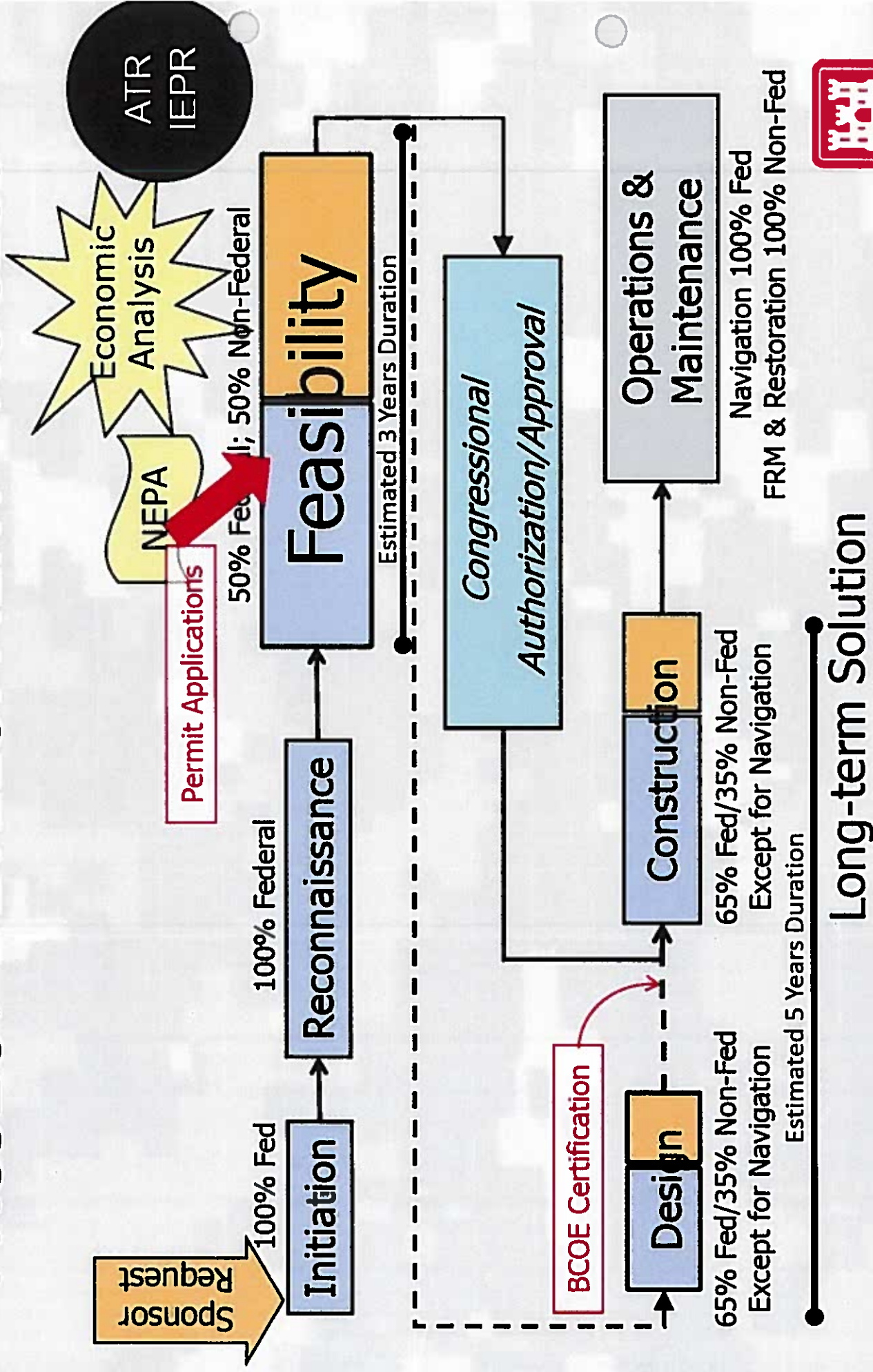
BOARD MEMBERS:		
Chair	Maria Eugenio Leon Guerrero	
Vice Chair	Patricia "Patty" Ada	
Commissioner	Mayor John Cruz	
Commissioner	Nick Keswani	
Commissioner	Greg Perez	
Commissioner	Eduardo "Jake" Calvo	
Commissioner	Rita Franquez	
Commissioner	Carlos Madrid Alvarez-Piner	
EX-OFFICIO MEMBERS:		
Dept. Integrated Services for Individuals with Disabilities (DISID)	Director Phyliss Leon Guerrero	
Dept. Land Management (DOL)	Director Joseph M. Borja	
Dept. Parks and Recreation (DRP)	Director Richard Ybanez	
Dept. Public Works (DPW)	Director Vincent P. Arriola	
Guam Environmental Protection Agency (GEPA)	Administrator Walter Leon Guerrero	
Guam Preservation Trust	Joe Quinata	
Guam Visitors Bureau (GVB)	President & CEO Pilar Laguana	Doris Ada
I Kumision I Fino' Chamoru	Hope Cristobal	
Micronesia Area Research Center (MARC)	Omaira Brunal Perry	
LEGISLATIVE OVERSIGHT COMMITTEE:		
Chair	Senator Kelly Marsh Taitano	
Vice Chair	Speaker Tina Muna Barnes	
HARRA :		
Executive Director	Lasia Casil	
Staff	Joseph Santos	

Hagåtña Restoration & Redevelopment Authority (HARRA) Board of Commissioners Meeting

Please Sign In. Si Yu'os Ma'ase.				Date: November 07, 2019
	First/Last Name	Affiliation	Phone	Email
1	Roland Villaverde	Sen. Kelly Marshall (Tortuga) Ph.D.	483-3786	roland.senator@kellydignail.com
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7				
8				
9				
10				



PROJECT DEVELOPMENT PROCESS





First Annual Hagåtña Sirena Festival



- HRRRA Mission Statement:

- ▶ Re-establish Hagåtña as the Capital City of Guam, and the governmental, cultural, and commercial heart of the island supported by vibrant residential mixed-use areas
- ▶ The revitalization of the capital and cultural center, the "Heart of Guam" – the City of Hagåtña
- ▶ Promote business and employment opportunities

- Event Committee: HRRRA, Executive Office, BSP, Leah's Fabulous Productions

- Sponsorship: GVB, Banks, Stores, Restaurants

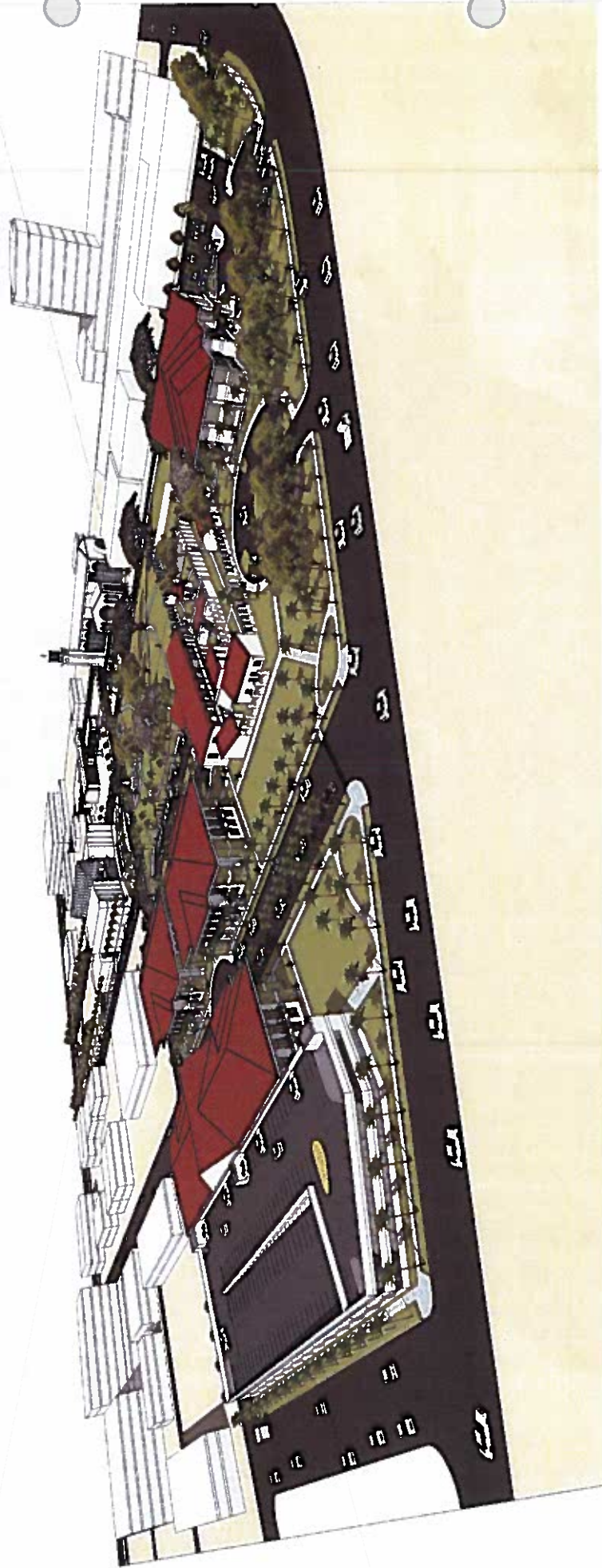
- Date: March 2020

- Description: Food trucks, live music, games Mr. and Ms Sirena pageant

Hagåtña May Festival



- HRRRA Mission Statement:
 - ▶ Re-establish Hagåtña as the Capital City of Guam, and the governmental, cultural, and commercial heart of the island supported by vibrant residential mixed-use areas
 - ▶ The revitalization of the capital and cultural center, the "Heart of Guam" – the City of Hagåtña
 - ▶ Promote business and employment opportunities
- Event Committee: HRRRA, Dept. of Agriculture, Farm to Table
- Sponsorship: GVB, Banks, Stores, Restaurants
- Date: May 2020
- Description: Food trucks, live music, games, BBQ contest, farming competitions, livestock competitions etc...



AERIAL VIEW FROM SOUTHWEST

GUAM
INANGGOKON
PRESERVATION
INADAHI GUAHAN
TRUST

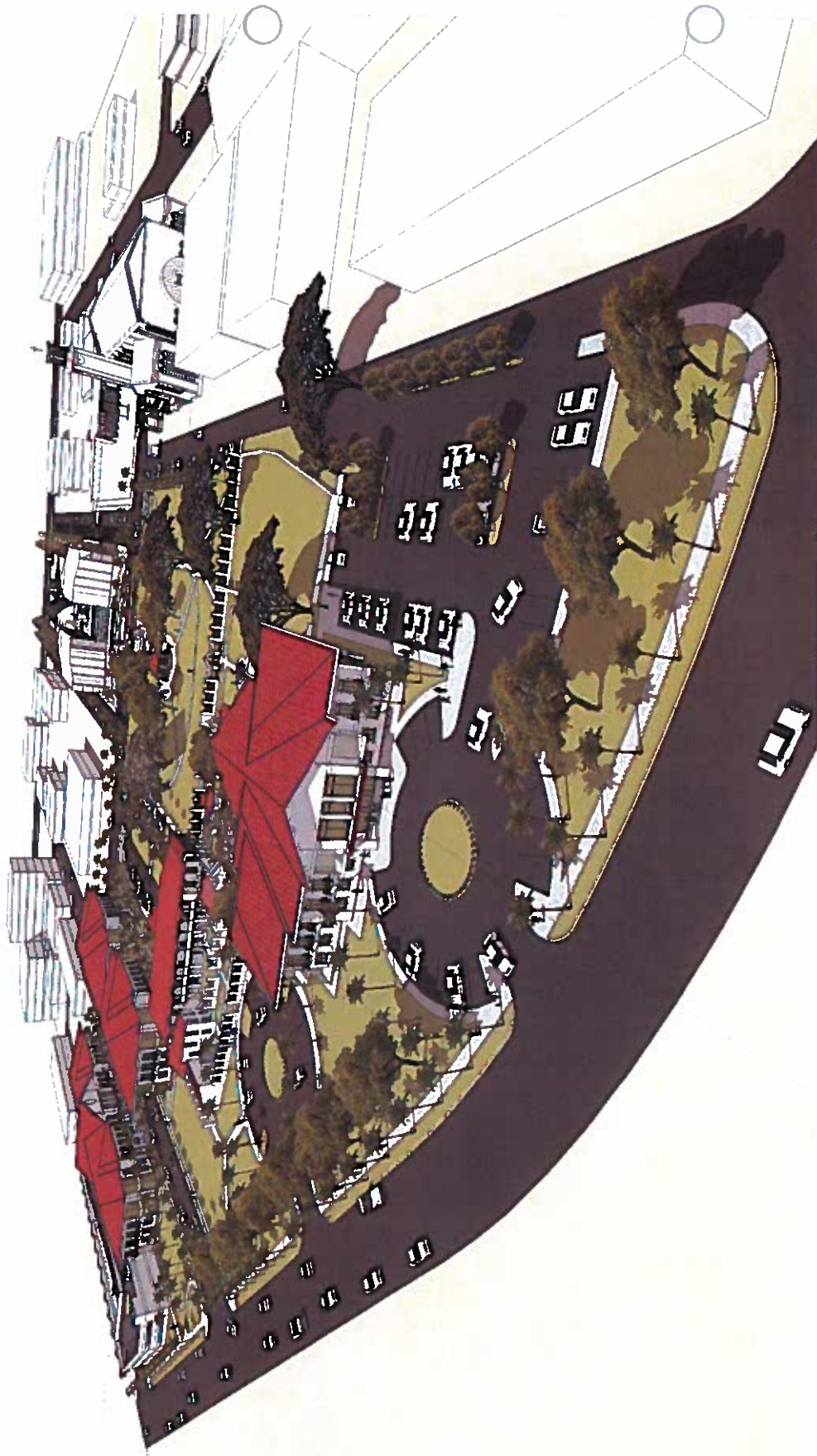
SITE PERSPECTIVE-5

HAGATÑA, GUAM
MAY 1, 2015

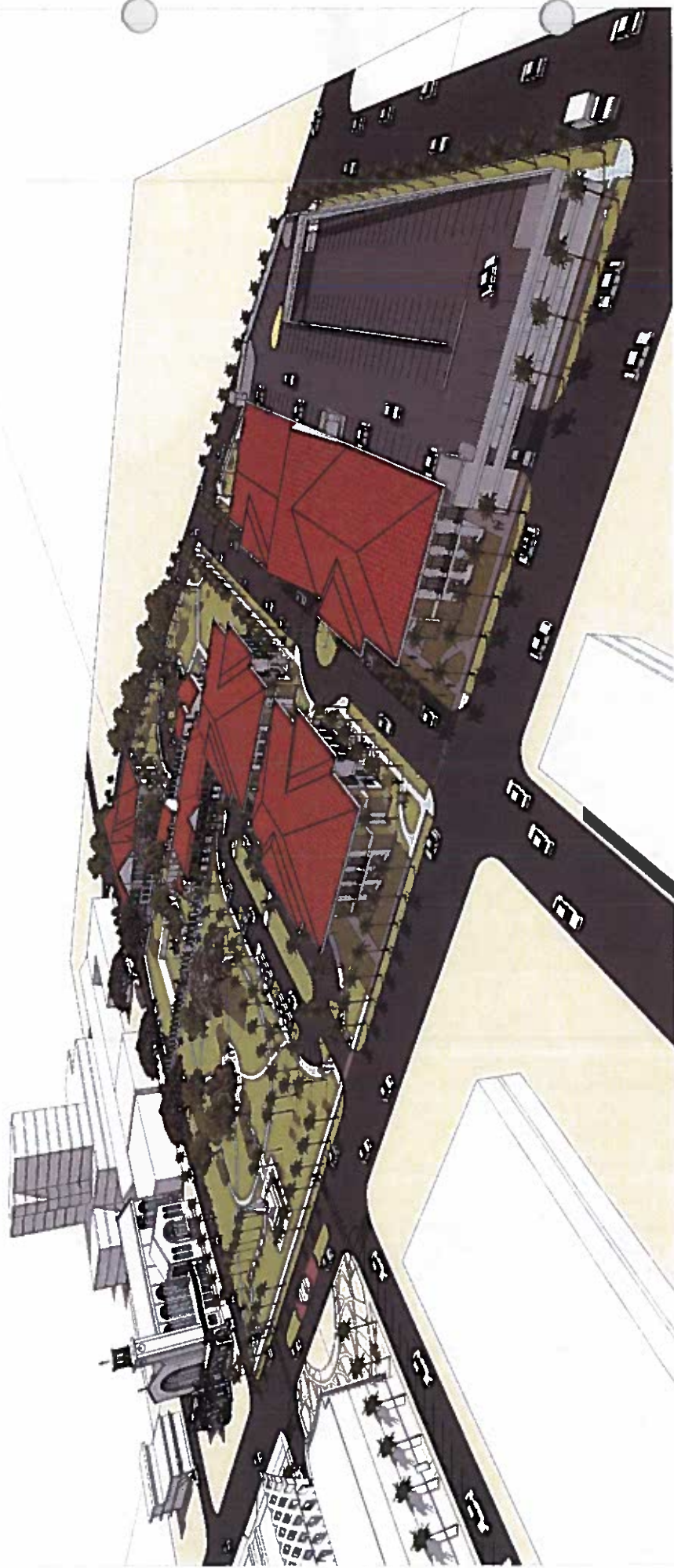


**PALACIO RECONSTRUCTION AND
SITE FEASIBILITY STUDY:
SITE CONCEPT DESIGN - SCHEME 3**

ARCHITECTS
LAGUANA
LLC
1111 N. NIMITZ BLVD., SUITE 100
AGANA, GUAM 96910
TEL: 671-633-1111
WWW.LAGUANAARCHITECTS.COM



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM NORTHWEST



ARCHITECTS
LAGUANA
LLC
1111 BAYVIEW DRIVE, SUITE 100
HAGATÑA, GUAM 96910
TEL: (671) 734-1111
WWW.LAGUANAARCHITECTS.COM

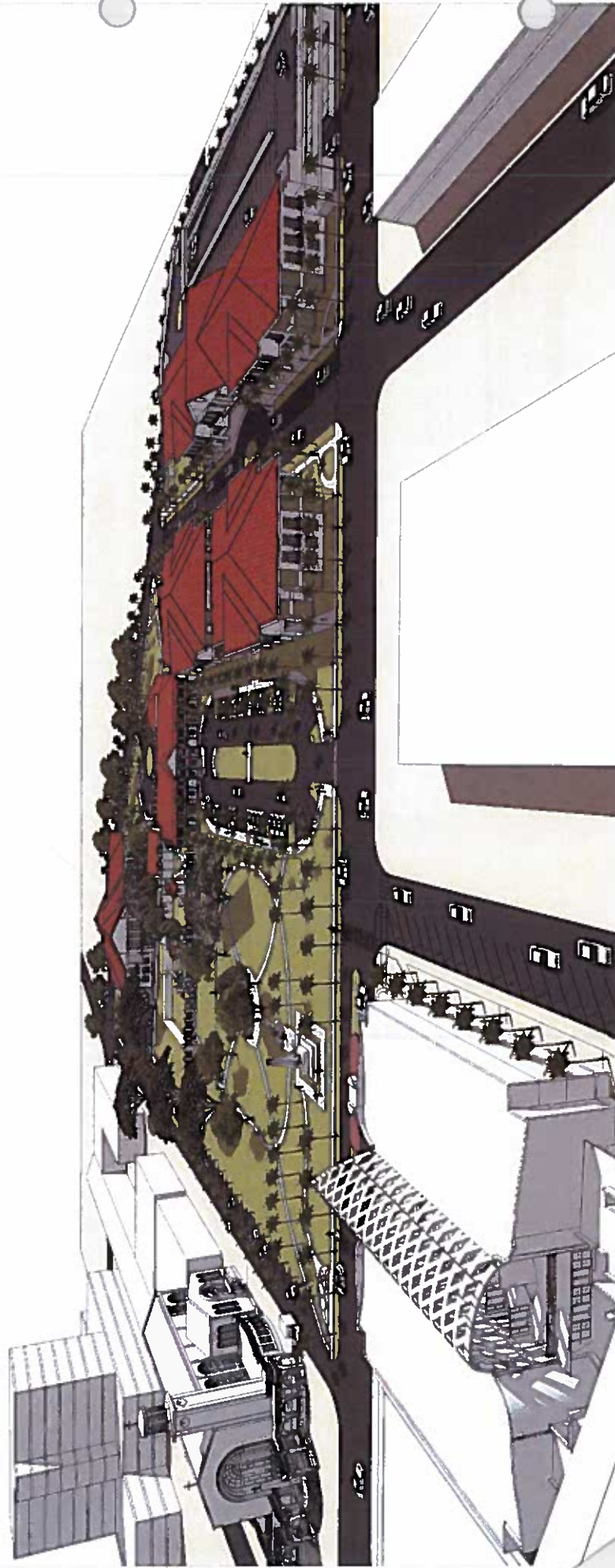
**PALACIO RECONSTRUCTION AND
SITE FEASIBILITY STUDY:
SITE CONCEPT DESIGN - SCHEME 3**

SITE PERSPECTIVE-3

HAGATÑA, GUAM
MAY 1, 2015



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTH

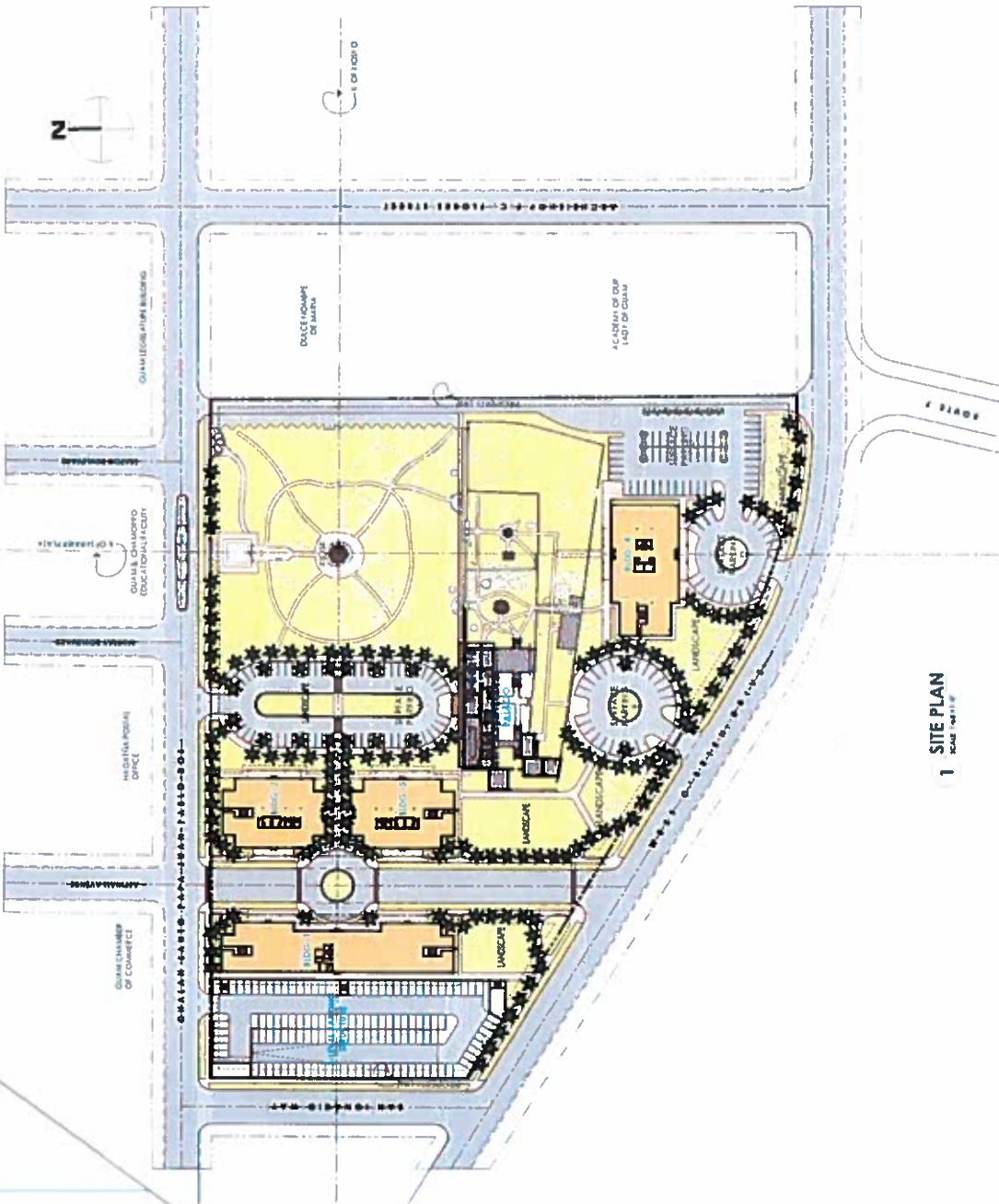
ARCHITECTS
LAGUANA
LLC

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 1

**PALACIO RECONSTRUCTION AND
SITE FEASIBILITY STUDY:
SITE CONCEPT DESIGN - SCHEME 3**



SPECTIVE-1



1 SITE PLAN
SCALE 1/8"=1'-0"

MULTI PLAN SHEET 3

TOTAL LAND AREA INTERSECTING ROAD INCLUDING INTERSECTING ROAD

BUILDING NAME OR #	TOTAL FLOOR	FLOOR	NET AREA	GROSS FLOOR AREA
PHILICO	2	1ST FLR 2ND FLR	4,000 S.F. 6,000 S.F.	10,000 S.F.
BLDG 3	2	1ST FLR 2ND FLR	11,025 S.F. 9,725 S.F.	20,750 S.F.
BLDG 2	2	1ST FLR 2ND FLR	11,025 S.F. 9,725 S.F.	20,750 S.F.
BLDG 1	2	1ST FLR 2ND FLR	16,300 S.F. 26,400 S.F.	36,700 S.F.
BLDG 4	2	1ST FLR 2ND FLR	9,820 S.F. 13,600 S.F.	21,520 S.F.
GROSS FLOOR AREA OF BUILDING COMPLEX				112,790 S.F.

PARKING ANALYSIS

REQUIRED PARKING SPACE COMPUTATION

GROSS FLOOR AREA OF BUILDING COMPLEX 112,790 S.F.

LEVEL	NET SPACES
SURFACE PARKING - A	42
SURFACE PARKING - B	19
SURFACE PARKING - C	49
SURFACE PARKING - D	17
PARKING STRUCTURE	3 (120+120+120)
GROSS PARKING SPACE PROVIDED	235



HRRA-October 3, 2019 Meeting Minutes DRAFT

Type of Meeting:	HRRA Board of Commissioners Regular Meeting	
Date:	October 3, 2019	
ATTENDANCE		
Commissioners:	Chair Maria Eugenia Leon Guerrero; Vice Chair Patty Ada; Commissioner Nick Keswani; Commissioner Carlos Madrid; Commissioner Greg Perez; Commissioner Jake Calvo	
Ex-Officio Members:	Doris Ada, Guam Visitors Bureau (GVB)	
HRRA Staff:	Lasia Casil, Executive Director; Joseph Santos	
Guests:	Roland Villaverde (Senator Marsh's office); Dan Swaverly	
TOPIC	DISCUSSION	ACTION
Call to order	Meeting was called to order at 5:15pm	Meeting was called to order at 5:15pm
Reviewing of July 25, 2019 Minutes	<p>Commissioner Nick Keswani had comments for July 25th meeting. He requested that all acronyms be spelled out in all minutes moving forward, and anything that has a carryover effect should be listed in the agenda items for the next meeting and any motions made and results should be listed separately rather than be buried in the discussion. His editorial comments were submitted to Executive Director for revisions.</p> <p>Chair Leon Guerrero asked for reformatting of the minutes to be more visually discernible.</p>	<p>Commissioner Nick Keswani made the motion to approve the minutes subject to amendments submitted.</p> <p>Commissioner Jake Calvo seconded. All approved the corrected minutes.</p>
Conversion of Pedros Plaza into Condominiums	Mr. Swaverly informed the board of a new project the conversion of Pedros Plaza into condominiums owned by 3 people on Guam, the most prominent being Ronald Su. There are structural issues that have been resolved. The developer is currently going through the proper government channels for the development and applications will be submitted within the next few weeks. Each floor will have 4 units.	
Review and Approval of September 6, 2019 Minutes	<p>Chair Maria Leon Guerrero asked for any discussion on the minutes.</p> <p>Director Casil explained that when it comes to the motions she tries to be as detailed as possible, when it's just discussions she tries to summarize the discussions.</p> <p>Commissioner Nick Keswani stated that the September 6th comments come across as verbatim, word-for-word, and the context is lost. He requested that the minutes be summarized and the transcript be kept on file for anyone that wants to listen to them.</p> <p>Commissioner Carlos Madrid clarified that he volunteered as Treasurer as opposed to being proposed by Nick and the correction of the name Omaira.</p>	Nick Keswani made the motion that the minutes be summarized and reviewed at the next meeting. Commissioner Jake Calvo seconded and all members approved.
FY 2020 Budget Summary	Executive Director Lasia Casil confirmed the creation of the new HRRA financial account and the amount of \$274,732 to be deposited into the account. This amount covers the salaries of the the Director, Joseph Santos, rent for the FY2020, contractual obligations and some equipment. Still ongoing is Department of Revenue and Taxation research into how much HRRA should be receiving from the real estate improvement taxes on properties built from 1997 onwards.	

HRRA-October 3, 2019 Meeting Minutes DRAFT

<p>Public Law 35-1 (Property Taxes a million dollars or more)</p>	<p>Director Casil explained that DRT submitted 2 different amounts based upon properties above and below a million dollars. Further clarification is needed if this amount should be separated.</p> <p>Commissioner Nick Keswani stated that we need to look at the law and if the law is not clear then we need to seek clarification from the Attorney General.</p>	<p>Chair Leon Guerrero made the motion that we seek advice from the AG as to whether this million dollars or more law impacts the taxes on the buildings that are supposed to come to HRRA. Commissioner Jake Calvo seconded the motion and all voted in favor.</p>
<p>HRRA Staffing</p>	<p>Commissioner Nick Keswani asked what the role of the Administrative Officer is and the role of the current staff.</p> <p>Director Casil explained what the role of the AO is and the current staff is from the SCSEP program, a federal program. She is only allowed to work 20 hours a week.</p> <p>Commissioner Keswani asked if it is necessary to have support staff and will there be enough work for them to fill 40 hours of work?</p>	<p>Chair Leon Guerrero requested that the Executive Director provide a job description of the AO position for the next meeting.</p>
<p>HRRA Office Space</p>	<p>Commissioner Patty Ada questioned how long is the office space rental and why is HRRA not in Tamuning?</p> <p>Director Casil explained that the lease was not extended last year and the entire contents of the office were placed in temporary space at the repository. GEDA offered temporary space until HRRA receives more funding.</p> <p>Commissioner Keswani asked if GEDA was providing the space at no cost?</p> <p>Director Casil clarified that HRRA was appropriated enough funds to pay rent in the last fiscal year. HRRA is currently on a month-to-month lease which includes all amenities.</p>	
<p>Meetings with Senators</p>	<p>Director Casil met with Senator Ridgell and the meeting went well. He said that he supports city planning.</p> <p>Director Casil also met with Senator Perez and gave her an overview of the Hagåtña Master Plan.</p> <p>Commissioner Keswani suggested a group meeting with all of the Senators to make sure that none of them feel excluded.</p>	
<p>Letter received from Senator Marsh</p>	<p>Chair Leon Guerrero sent a letter thanking senator Marsh for her support and to make sure we are all on the same page and to make sure all the information about the Hagåtña Master Plan and HRRA is aligned and that there is clarification on which documents will be submitted to the Governor and Legislature for approval - The Hagåtña Master Plan, Design Guidelines, and Map Atlas. The Zoning Code is not required to be submitted for approval by the legislature.</p> <p>Roland Villaverde informed the board that there will be a response from Senator Marsh and she has some concerns</p>	

HRRA-October 8, 2019 Meeting Minutes DRAFT

<p>Hagåtña Master Plan Contract and River Feasibility Study</p>	<p>Director Casil met with Larry Toves from GEDA and he explained that HRRA may not have to extend the contract with Matrix. He informed her that because the Army Corps of Engineers is going to take 2 or more years to finish the River Feasibility Study, he is considering terminating the contract and issuing another task order to complete it when they complete the study.</p> <p>Chair Leon Guerrero asked for clarification on the timing as there has been conflicting times of completion given.</p> <p>Commissioner Keswani stated that he thinks it premature to end a contract that hasn't been completed. It may be more cost-efficient or cost-effective to complete the contract instead of terminate it and start another contract at a later time.</p> <p>Joseph Santos made the recommendation that we consult with BSP on the status of the River Feasibility Study and that it takes 2-3 years to finish the study. The ACOE will need to request funding from US Congress and if funding is not approved then an alternative source will need to be found.</p> <p>Chair Leon Guerrero asked if the ACOE is the only option to complete the study?</p> <p>Commissioner Keswani does not think GEDA has the authority to terminate the contract if the work is not done.</p>	<p>Commissioner Keswani requested a meeting with Larry Toves of GEDA to be set up for further clarification.</p>
<p>Legal Liability of any action taken by the Board of Commissioners</p>	<p>Director Casil reached out to legal counsel for further clarification and the board can be sued for gross negligence and breaking of the Open Government Law.</p> <p>Commissioner Keswani stated that we need legal protection.</p> <p>Chair Leon Guerrero asked if HRRA is sued who will represent us? She would feel more comfortable if the board had some type of insurance to protect the members.</p>	<p>Commissioner Nick Keswani made the motion based upon the discussion on legal liabilities that the board establish from the AGs office that HRRA is legally protected and will be protected in case of legal suit brought against the board by the AGs office. Jake Calvo seconded and all members approved. The letter will be drafted and voted on at the next meeting.</p>
<p>Clarification on Public Law 24-110</p>	<p>Director Casil submitted the law to all members for review. The law explains which documents are to be approved and submitted to Governor and Legislature for approval.</p>	<p>Members are to review and discuss at the next meeting.</p>
<p>First Annual Hagåtña Sirena Festival</p>	<p>Director Casil stated that one of HRRA mission is to bring back events to Hagåtña that existed prior to WWII. Sirena preserves and promotes local culture and history. This will not cost the HRRA anything. Funding will come from sponsorship . Working with GVB to identify a time when there are no competing events. This creates more activity in Hagåtña.</p> <p>Commissioner Carlos Madrid asked if the previous festival still takes place?</p> <p>Joseph Santos explained that it ended during the war.</p>	<p>Chair Leon Guerrero requested that the Director put together a plan to submit to the board for approval.</p>

HRRA-October 3, 2019 Meeting Minutes DRAFT

	<p>Commissioner Carlos stated that perhaps a new event is premature and instead align with something that is prewar? Should we lobby for existing events to take place in Hagåtña? This could backfire?</p> <p>Director Casil explained that a subcommittee of local businesses and partners will be responsible for putting on the event.</p> <p>Commissioner Keswani proposed that GVB take the lead role of this event. The public perception and pushback will backfire on us and we will be viewed negatively.</p> <p>Director Casil explained that she has been working with GVB for the past 5 years and that they do not take the lead on these type of events. It's not their mission to produce the events.</p> <p>Commissioner Ada stated that part of our mission is to promote and preserve our culture.</p>	
Agency Comments	<p>Director Casil explained that incorporation of the comments is ongoing. Joseph Santos is working on this.</p>	<p>Chair Leon Guerrero requested a follow up letter from all the agencies that they have reviewed the incorporation of the comments and are satisfied with the final edit.</p>
Sub-Committee Working Sessions	<p>Chair Leon Guerrero was under the impression that there would be a subcommittee to review the comments.</p> <p>Commissioner Carlos Madrid clarified that this subcommittee would review The Map Atlas, Design Guidelines and Hagåtña Master Plan.</p> <p>Joseph Santos stated</p> <p>Chair Leon Guerrero req</p> <p>Director Casil explained that the subcommittee is a break-out session in October to review the Map Atlas and Design Guideline and one in November to review the Master Plan.</p> <p>Commissioner Keswani asked if the comments would be resolved before the first session?</p> <p>Joseph Santos explained that the the agencies we're give all the documents and the only comments were give on the Hagåtña Master Plan.</p> <p>Commissioner Carlos Madrid asked which institutions were involved in the creation of the Design Guidelines?</p> <p>Joseph Santos explained that the Guam Preservation Trust and MARC agencies were the lead proponents in the creation of the document.</p> <p>Chair Leon Guerrero asked if anyone would like to volunteer to be on the subcommittee?</p>	<p>Commissioner Nick Keswani, Commissioner Carlos Madrid and Chair Leon Guerrero volunteered and requested the Director ask Commissioner Perez if he wants to join.</p>

HRRA-October 3, 2019 Meeting Minutes DRAFT

Next Meeting	Director Casil announced next meeting is November 7th, 2019.	Next meeting will take place on Thursday, November 7, 2019 at 5:00pm.
Adjournment	Chair Leon Guerrero called for adjournment at 6:37pm.	Meeting adjourned at 6:37pm

Comments
Nick Keswani
11/6/19

Please use format from previous meetings.
Format of Memorandum
Use Agenda as Base Document and
document discussions / decisions in that format

HRRA-October 3, 2019 Meeting Minutes DRAFT

Type of Meeting:	HRRA Board of Commissioners Regular Meeting	
Date:	October 3, 2019	
ATTENDANCE		
Commissioners:	Chair Maria Eugenia Leon Guerrero; Vice Chair Patty Ada; Commissioner Nick Keswani; Commissioner Carlos Madrid; Commissioner Greg Perez; Commissioner Jake Calvo	
Ex-Officio Members:	Doris Ada, Guam Visitors Bureau (GVB)	
HRRA Staff:	Lasia Casil, Executive Director; Joseph Santos	
Guests:	Roland Villaverde (Senator Marsh's office); Dan Swaverly	
TOPIC	DISCUSSION	ACTION
Call to order	Meeting was called to order at 5:15pm	Meeting was called to order at 5:15pm
Reviewing of July 25, 2019 Minutes	<p>Commissioner Nick Keswani had comments for July 25th meeting. He requested that all acronyms be spelled out in all minutes moving forward, and anything that has a carryover effect should be listed in the agenda items for the next meeting and any motions made and results should be listed separately rather than be buried in the discussion. His editorial comments were submitted to Executive Director for revisions.</p> <p>Chair Leon Guerrero asked for reformatting of the minutes to be more visually discernible.</p> <p><i>state who he is</i></p>	<p>Commissioner Nick Keswani made the motion to approve the minutes subject to amendments submitted.</p> <p>Commissioner Jake Calvo seconded. All approved the corrected minutes.</p>
Conversion of Pedros Plaza into Condominiums	<p>Mr. Swaverly informed the board of a new project the conversion of Pedros Plaza into condominiums owned by 3 people on Guam, the most prominent being Ronald Su. There are structural issues that have been resolved. The developer is currently going through the proper government channels for the development and applications will be submitted within the next few weeks. Each floor will have 4 units.</p>	
Review and Approval of September 6, 2019 Minutes	<p>Chair Maria Leon Guerrero asked for any discussion on the minutes.</p> <p>Director Casil explained that when it comes to the motions she tries to be as detailed as possible, when its just discussions she tries to summarize the discussions.</p> <p>Commissioner Nick Keswani stated that the September 6th comments come across as verbatim, word-for-word, and the context is lost. He requested that the minutes be summarized and the transcript be kept on file for anyone that wants to listen to them.</p> <p>Commissioner Carlos Madrid clarified that he volunteered as Treasurer as opposed to being proposed by Nick and the correction of the name Omaira.</p>	<p>Nick Keswani made the motion that the minutes be summarized and reviewed at the next meeting.</p> <p>Commissioner Jake Calvo seconded and all members approved.</p> <p><i>from the Sep 6th meeting</i></p>
FY 2020 Budget Summary	<p>Executive Director Lasia Casil confirmed the creation of the new HRRA financial account and the amount of \$274,732 to be deposited into the account. This amount covers the salaries of the the Director, Joseph Santos, rent for the FY2020, contractual obligations and some equipment. Still ongoing is Department of Revenue and Taxation research into how much HRRA should be receiving from the real estate improvement taxes on properties built from 1997 onwards.</p> <p><i>State source of funds</i></p>	

HRRA-October 3, 2019 Meeting Minutes DRAFT

Public Law 35-1 (Property Taxes a million dollars or more)	<p>Director Casil explained that DRT submitted 2 different amounts based upon properties above and below a million dollars. Further clarification is needed if this amount should be separated.</p> <p>Commissioner Nick Keswani stated that we need to look at the law and if the law is not clear then we need to seek clarification from the Attorney General.</p>	<p>Chair Leon Guerrero made the motion that we seek advice from the AG as to whether this million dollars or more law impacts the taxes on the buildings that are supposed to come to HRRA. Commissioner Jake Calvo seconded the motion and all voted in favor.</p>
HRRA Staffing	<p>Commissioner Nick Keswani asked what the role of the Administrative Officer is and the role of the current staff.</p> <p>Director Casil explained what the role of the AO is <i>will be, of admin</i> and the current staff is <i>is</i> from the SCSEP program <i>a federal program</i>. She is only allowed to work 20 hours a week.</p> <p>Commissioner Keswani asked if it is necessary to have support staff and will there be enough work for them to fill 40 hours of work?</p>	<p>Chair Leon Guerrero requested that the Executive Director provide a job description of the AO position for the next meeting.</p>
HRRA Office Space	<p>Commissioner Patty Ada questioned how long is the office space rental and why is HRRA not in Tamuning?</p> <p>Director Casil explained that the lease was not extended last year and the entire contents of the office were placed in temporary space at the repository. GEDA offered temporary space until HRRA receives more funding.</p> <p>Commissioner Keswani asked if GEDA was providing the space at no cost?</p> <p>Director Casil clarified that HRRA was appropriated enough funds to pay rent in the last fiscal year. HRRA is currently on a month-to-month lease which includes all amenities. <i>and is paying GEDA for the current space</i></p>	
Meetings with Senators	<p>Director Casil met with Senator Ridgell and the meeting went well. He said that he supports city planning.</p> <p>Director Casil also met with Senator Perez and gave her an overview of the Hagåtña Master Plan.</p> <p>Commissioner Keswani suggested a group meeting with all of the Senators to make sure that none of them feel excluded.</p>	
Letter received from Senator Marsh	<p>Chair Leon Guerrero sent a letter thanking senator Marsh for her support and to make sure we are all on the same page and to make sure all the information about the Hagåtña Master Plan and HRRA is aligned and that there is clarification on which documents will be submitted to the Governor and Legislature for approval - The Hagåtña Master Plan, Design Guidelines, and Map Atlas. The Zoning Code is not required to be submitted for approval by the legislature.</p> <p>Roland Villaverde informed the board that there will be a response from Senator Marsh and she has some concerns <i>regarding the above proposal</i></p>	

HRRA-October 3, 2019 Meeting Minutes DRAFT

<p>Hagåtña Master Plan Contract and River Feasibility Study</p>	<p>Director Casil met with Larry Toves from GEDA and he explained that HRRA may not have to extend the contract with Matrix. He informed her that because the Army Corps of Engineers is going to take 2 or more years to finish the River Feasibility Study, he is considering terminating the contract and issuing another task order to complete it when they complete the study.</p> <p>Chair Leon Guerrero asked for clarification on the timing as there has been conflicting times of completion given.</p> <p>Commissioner Keswani stated that he thinks it premature to end a contract that hasn't been completed. It may be more cost-efficient or cost-effective to complete the contract instead of terminating it and start another contract at a later time.</p> <p>Joseph Santos made the recommendation that we consult with BSP on the status of the River Feasibility Study and that it takes 2-3 years to finish the study. The ACOE will need to request funding from US Congress and if funding is not approved then an alternative source will need to be found.</p> <p>Chair Leon Guerrero asked if the ACOE is the only option to complete the study?</p> <p>Commissioner Keswani does not think GEDA has the authority to terminate the contract if the work is not done. <i>without approval of the Board HRRA Board.</i></p>	<p>Commissioner Keswani requested a meeting with Larry Toves of GEDA to be set up for further clarification.</p>
<p>Legal Liability of any action taken by the Board of Commissioners</p>	<p>Director Casil reached out to legal counsel for further clarification and the board can be sued for gross negligence and breaking of the Open Government Law. <i>Board members</i></p> <p>Commissioner Keswani stated that we need legal protection.</p> <p>Chair Leon Guerrero asked if HRRA is sued who will represent us? She would feel more comfortable if the board had some type of insurance to protect the members.</p>	<p>Commissioner Nick Keswani made the motion based upon the discussion on legal liabilities that the board establish from the AGs office that HRRA is legally protected and will be protected in case of legal suit brought against the board by the AGs office. Jake Calvo seconded and all members approved. The letter will be drafted and voted on at the next meeting.</p>
<p>Clarification on Public Law 24-110</p>	<p>Director Casil submitted the law to all members for review. The law explains which documents are to be approved and submitted to Governor and Legislature for approval.</p>	<p>Members are to review and discuss at the next meeting.</p>
<p>First Annual Hagåtña Sirena Festival</p>	<p>Director Casil stated that one of HRRA mission is to bring back events to Hagåtña that existed prior to WWII. Sirena preserves and promotes local culture and history. This will not cost the HRRA anything. Funding will come from sponsorship . Working with GVB to identify a time when there are no competing events. This creates more activity in Hagåtña.</p> <p>Commissioner Carlos Madrid asked if the previous festival still takes place?</p> <p>Joseph Santos explained that it ended during the war.</p>	<p>Chair Leon Guerrero requested that the Director put together a plan to submit to the board for approval.</p>



11.11.11

HRRA-October 3, 2019 Meeting Minutes DRAFT

	<p>Commissioner Carlos stated that perhaps a new event is premature and instead align with something that is prewar? Should we lobby for existing events to take place in Hagåtña? This could backfire?</p> <p>Director Casil explained that a subcommittee of local businesses and partners will be responsible for putting on the event.</p> <p>Commissioner Keswani proposed that GVB take the lead role of this event. The public perception and pushback will backfire on us and we will be viewed negatively.</p> <p>Director Casil explained that she has been working with GVB for the past 5 years and that they do not take the lead on these type of events. It's not their mission to produce the events.</p> <p>Commissioner Ada stated that part of our mission is to promote and preserve our culture.</p>	
Agency Comments	<p>Director Casil explained that incorporation of the comments is ongoing. Joseph Santos is working on this.</p>	<p>Chair Leon Guerrero requested a follow up letter from all the agencies that they have reviewed the incorporation of the comments and are satisfied with the final edit.</p>
<i>Technical Review</i>		
Sub-Committee Working Sessions	<p>Chair Leon Guerrero was under the impression that there would be a subcommittee to review the comments.</p> <p>Commissioner Carlos Madrid clarified that this subcommittee would review The Map Atlas, Design Guidelines and Hagåtña Master Plan.</p> <p>Joseph Santos stated ? 1.</p> <p>Chair Leon Guerrero req ? 9.</p> <p>Director Casil explained that the subcommittee is a break-out session in October to review the Map Atlas and Design Guideline and one in November to review the Master Plan.</p> <p>Commissioner Keswani asked if the comments would be resolved before the first session?</p> <p>Joseph Santos explained that the the agencies we're give all the documents and the only comments were give on the Hagåtña Master Plan. <i>here given received were</i></p> <p>Commissioner Carlos Madrid asked which institutions were involved in the creation of the Design Guidelines?</p> <p>Joseph Santos explained that the Guam Preservation Trust and MARC agencies were the lead proponents in the creation of the document. <i>pull out Agency</i></p> <p>Chair Leon Guerrero asked if anyone would like to volunteer to be on the subcommittee?</p>	<p>Commissioner Nick Keswani, Commissioner Carlos Madrid and Chair Leon Guerrero volunteered and requested the Director ask Commissioner Perez if he wants to join.</p>

HRRA-October 3, 2019 Meeting Minutes DRAFT

Next Meeting	Director Casil announced next meeting is November 7th, 2019.	Next meeting will take place on Thursday, November 7, 2019 at 5:00pm.
Adjournment	Chair Leon Guerrero called for adjournment at 6:37pm.	Meeting adjourned at 6:37pm

ATU'RIDAT NUMA'LO YAN INADALANTON HAGÁTNA**(Hagátña Restoration and Redevelopment Authority)****Board Of Commissioners - Regular Meeting Minutes DRAFT****Thursday, November 7, 2019 - 5:00pm****GEDA Conference Room, ITC Bldg., Tamuning**

Agenda:	Discussion & Summary:	Action Taken:
I. Call to order:	CHAIR made the call to order	Call to order was made by CHAIR at 5:09PM
II. Attendance:	Board of Commissioners: Chair Maria Leon Guerrero; Vice-Chair Patty Ada; Treasurer/Carlos Madrid; Commissioner Nick Keswani; Commissioner Rita Franquez; Doris Ada/GVB; DISID-Phyllis Leon-Guerrero; Commissioner Greg Perez;	
III. Secretary Report:		
1. September 6, 2019 Minutes	DIRECTOR CASIL requested that approval of the minutes be tabled until the next meeting as they are still being reformatted.	Review and approval of the minutes has been postponed until next meeting.
2. October 3, 2019 Minutes	C. KESWANI submitted comments and requests. C.PEREZ noted a name correction.	C. KESWANI requested that DIRECTOR CASIL reformat the minutes and use the previous format as used in the July minutes.
IV. Treasurer Report	There is no treasurer report at this time.	
V. Old Business:		
1. Presentations and discussions at the board meetings by non-board members or outside interests.	C.KESWANI noted that at the last board meeting a presentation was made by an individual. He felt blindsided by the presentation and didn't know the purpose of the presentation. CHAIR: Asked if there was anything in the public notice that allowed people to speak? JOE SANTOS: This meeting is not a public hearing. Whatever is on the agenda should be the only things discussed.	Moving forward, only agenda items will be discussed during regular board meetings. If an individual or organization would like to address the Board, they must submit the request prior to the meeting for approval.
2. HRRA dedicated funding via real estate tax improvements on properties built from 1997 onwards.	This is ongoing. DIRECTOR met with Senator San Augustin to discuss funding for HRRA. Senator San Augustin was not aware that HRRA has a dedicated funding source and will try to support our efforts to get our funding. DIRECTOR is continuing to work with Dept. Rev&Tax to asses the amount.	DIRECTOR will follow up with Senator San Augustin.
3. HRRA support staff	Last month C.KESWANI requested the job description of the incoming HRRA support staff.	No action required.

Agenda:	Discussion & Summary:	Action Taken:
<p>4. Meeting with GEDA to discuss the Matrix Design, Inc. contract and deliverables</p>	<p>C. KESWANI met with GEDA (Diego Mendiola and Larry Cruz). Larry Toves was not available to meet.) The purpose of the meeting was to find out if Task Order 1 was the only task order being managed by GEDA. It was determined that they have other task orders, therefore Task Order 1 can be terminated and it will not affect the IDIQ contract between GEDA and Matrix. Task Order 1 ended in June 2019. There have been no extras added and contractually, everything is ok. JOE SANTOS: Everything but Phase 7 is complete. C.MADRID: Is there anything preventing us from extending the task order is there any consideration not to do it? C.KESWANI: GEDA recommended that we not extend it. But there are other issues that have come up since our review of the document and if we need them to modify the document. My concerns are that if we take ownership of the document there are liabilities. C. MADRID: Any changes made can be made by the HRRR staff and are manageable? C. KESWANI: It is important that we do not take over the professional liability and modify the document ourselves. JOE SANTOS: There are no no-cost extensions. CHAIR: If we request that they come back and modify it will it cost us? JOE SANTOS: No. DIRECTOR: I do think we need the support with any changes made to this document. The only staff we have right now is Joe to work on this.</p>	<p>Motion was made by C.KESWANI to implement a no-cost change extension of the contract until June 2020 to allow more time to analyze what needs to be done with relation to Phase 7. VICE CHAIR ADA seconded the motion. All present voted in factor</p>
<p>5. Legal liability of HRRR</p>	<p>DIRECTOR CASIL: There were questions about the legal liability of the board. I reached out to the AG's office to request a replacement for legal counsel. Deputy AG Espaldon explained that they are short of staff, however, they will try to support us as much as possible.</p>	<p>DIRECTOR is researching options for board insurance and report back at the next meeting.</p>
<p>6. Clarification of Law 24-110</p>	<p>DIRECTOR CASIL: At the last meeting I included a copy of the law creating HRRR. If there are any questions please let me know. CHAIR suggested that everyone read the law.</p>	<p>No action required.</p>
<p>7. Hagåtña Festivals</p> <p>a) Sirena Festival</p> <p>b) May Fair</p>	<p>DIRECTOR CASIL explained the purpose of the Fair and options for executing the programs. The Governor and Lieutenant Governor support the plan. C.MADRID: I think both ideas are great, smart, and needed. My only concern is on the timing. C. KESWANI: I have serious concerns regarding the reputation of HRRR.</p>	<p>C. KESWANI made the point of order is there a motion that this is something we want to do? CHAIR made the motion that this is part of the mission. Seconded Vice Chair seconded the motion. Discussion was had but vote did not move forward. CHAIR made the motion to postpone this</p>

Agenda:	Discussion & Summary:	Action Taken:
<p>8. Agency comments & follow up letters</p>	<p>DIRECTOR stated this is ongoing. JOE SANTOS Most of the agency comments are already existing laws and I review have them organized by next meeting. Seven more agencies have submitted comments. The 2 major agencies that have major concerns with are GWA and EPA. Most of the comments provided by the agencies look they haven't reviewed it. They are generic responses. They can revise their comments or not. One question when submitted to the Governor, is have the agencies submitted comments? DIRECTOR: It has been brought to my attention a letter sent by Senator Marsh to agencies requesting the comments. I don't know which agencies or how many agencies she sent those to. C. MADRID: Isn't it the scope of this board HRRRA to request and send out those letters? DIRECTOR: Yes. It's our responsibility. Furthermore, The deadline of July 15, 2019 was given by the Lieutenant Governor. CHAIR: We just need to make sure all the relevant stakeholders have reviewed and are onboard. The problem is we are not getting responses in a timely manner. C. MADRID: For the purposes of being more executive, absence of an answer when there has been a deadline, the responsibility does no longer relies on us. CHAIR: What the DIRECTOR and I are going to do is, we got 4 agencies to come back with something, in the law itself, it talks about the ex-officio agencies the HRRRA needs to be conferenced with, so we're going to do a last ditch effort to reach out to those directors and say please give us feedback, if not please provide a letter stating you have reviewed and are fine with what we have. At least we can do our due diligence, they will know we did everything in our power to get comments from those agencies that are most important to our mission.</p>	
<p>VI. New Business:</p> <p>1. Sub-Committee Report</p>		

Agenda:	Discussion & Summary:	Action Taken:
<p>a) The Map Atlas</p>	<p>C. MADRID: We met several times and we have some comments on the Map Atlas and the Design Guidelines. The main point is the two outstanding issues pending to be resolved are the sewage treatment and the flood channelization study. Other than that, we certainly think that the Board should have backup documentation as a statement saying the Map Atlas data June 2015 that was reviewed and approved by responsible authorities who have that capacity. How does this board that inherited the previous documents, how do we know that it really has been endorsed? Does the map dated June 2015 need to be updated to be consistent with the Hagåtña Master Plan dated August 2018? CHAIR: If we get those letters from the agencies should essentially be that? C. KESWANI: To a certain extent, but not on the Map Atlas. The last Map Atlas is dated June 2015. So I don't know if we have comments from them CHAIR: If all the agencies that are named in the law, if we are successful in getting letters from them that they reviewed the 3 items and they have no comments, thats essentially confirming it. C. MADRID: For me, it would be even if they don't respond. Once we have addressed them and given them due time for them to respond, if there is no answer that will act already as a response. C. KESWANI: Our mission what we are trying to do, is ensure, as this board is that we already looked at it, somebody approved it and there is no future debate about whether the Map Atlas is. CHAIR: I don't know how this will go, another way we can go, is we can write to letters JOE SANTOS: Regarding the Map Atlas, Hagåtña has not changed considerably, what this is is existing conditions, they only thing that changed was the permit for the sewage treatment plant, that was granted for 5 years given in April 2019, C. KESWANI: That is why the reason why we had the map outline consistatn. Our mission, What were trying to do is ensure C. MADRID: I think the responses from the institution involved are basically what we need? C. KESWANI: If we extend the contract can we give them a change order to change the date on the map atlas? JOE SANTOS: There's only one change and that's the sewage plant issue.</p>	
<p>b) The Design Guidelines</p>	<p>C. Madrid: Comments are 3 1. Correction of typos and grammatical errors, 2. Suggestions comments is, 3. Is mainly the use of the Spanish-Mission style is CHamoru-Spanish vernacular architecture. Fine-tuning. C. OMAIRA: The mission style was a style based upon a concept in California. explained the differences, the buildings were not elaborate. Guam is not Spanish-colonial architecture because the buildings are simple. Latte Stone is CHamoru. C. MADRID: Guam preservation trust has worked on this for years and they have come up with this term "CHamoru-Spanish Vernacular. C. PERRY: Was opposed to this bringing up references of latte stones, Spanish colonial style. C. MADRID: Referenced the documents provided by the Guam Preservation Trust. In the Philippines there is no Spanish-mission style. CHAIR: I think we should postpone this discussion until we can find a definition.</p>	<p>C.MADRID made the motion to have the Guam Preservation Trust and MARC to define the best term to apply for the architecture in Hagåtña. Should it be "Spanish-Mission Style" or "CHamoru-Spanish Vernacular". C. KESWANI seconded the motion and everyone agreed. K. C. KESWANI asked that everyone review the comments submitted by the technical review sub-committee and mark it up with comments for the next meeting.</p>

Agenda:	Discussion & Summary:	Action Taken:
<p>c) Next meeting to review The Hagåtña Master Plan</p> <p>2. The Hagåtña River Channelization and Watershed River Feasibility Study</p> <p>3. New Projects:</p> <p>a) Governor Manuel F. L. Guerrero Administrative Complex</p> <p>(1) Building 1: Three story / 47,260sf and 329 parking space garage</p> <p>(2) Building 2: Two story / 20,750sf</p> <p>(3) Building 3: Two story / 20,750sf</p> <p>b) Land Resources Building: 5 story / 49,600sf, 121 parking space garage</p> <p>c) Palasyu Restoration</p> <p>4. Guam Police Memorial</p>	<p>The technical review sub-committee created at the last board meeting will schedule a time to meet for review of the The Hagåtña Master Plan (Land Use Plan)</p> <p>DIRECTOR CASIL: This is a priority for the Governor. Flooding in Hagåtña is hindering development. DPW is the lead proponent and BSP is the contact. CHAIR: Why are these two agencies the lead on this? J.SANTOS: DPW doesn't have the staff to move it. BSP was given permission by former administration to lead this project? The most important question is what is the timeline that we need to accomplish it? Also what is the cost of ACOE vs. private contractor conducting the study? The reality is that if we do not channelize the river, DPW does not have the expertise or man-power. One of the recommendations from the previous board was to pass an executive order creating a task force with DPW and BSP with HRRRA taking the lead to work on the project. The ACOE study will take 18 months to 3 years. If we go with a private contractor then the ACOE becomes a permitting agency with the private agency requiring Federal Consistency Permit. The development of Hagåtña is at a standstill.</p> <p>DIRECTOR: The Governor wants to re-centralize the government and wants the HRRRA to move forward with a project. Informational materials about the 4 projects were distributed.</p> <p>DIRECTOR: Guam Police department had approached requesting a new site for the Guam Police Memorial. They were told that the this issue would be brought up to the board. The board agreed that this is important and will.</p>	<p>The committee will sidebar on the scheduling of the meeting.</p> <p>CHAIR proposed that everyone review materials Once we get the clarification, we should have a separate meeting. C. KESWANI requested that HRRRA also give the historical perspective on this at the next meeting.</p> <p>C. Keswani proposed that we review the materials and discuss at the next meeting.</p> <p>No action required at this time.</p>
<p>VII. Executive Director Report</p>	<p>Meetings with senators are ongoing. Have met with Senator Torres, Terlaje, San Augustin. Gave a presentation to the Guam Nature Alliance.</p>	
<p>VIII. Announcements:</p>	<p>No new announcements</p>	
<p>IX. Next Meeting: December 5, 2019</p>	<p>C. PEREZ requested that we go back to the old schedule of 4pm-6pm.</p>	<p>The next meeting is rescheduled to start at 4:00pm instead of 5:00pm.</p>
<p>X. Adjournment:</p>	<p>CHAIR called for adjournment.</p>	<p>Meeting was adjourned at 6:56pm.</p>



MISION STYLE was an architectural movement that began in the late 19th Century for a colonial style's reinterpretation. It was inspired in colonial buildings in California. Houses were constructed in this style c.1915-23 (ARTstor Digital Library. edsart.ARTSTOR.103.41822003046016).

The Spanish mission and native pueblo styles influence architecture in El Paso, TX.

One of the most influential forces in the early creation of the city skyline was architect Henry C. Trost. His firm designed over 200 buildings in the city (Pearson J. *El Paso*. Great Neck Publishing; 2019:1.

<https://search.ebscohost.com/login.aspx?direct=true&db=prh&AN=14151556&site=eds-live>. Accessed November 6, 2019).

The term MISSION STYLE was superseded by SPANISH COLONIAL ARCHITECTURE. It is a stylistic movement that surged around 1915 based on the Spanish Colonial architecture of the Spanish colonization of the Americas.

Architect Javier Galvan in his study of the Spanish legacy in the Pacific islands refers to the elements of buildings constructed during the Spanish administration of Guam as walls plastered in whit-lime in the "Spanish Style" (Galvan, 1998:61).

The pre-Spanish societies (Marianas, Caroline and Palau Islands) produced architectural expressions that are monumental, such as the *Latte Stones*. This style must remain as unique and no mixed.

The Spanish style is characterized by buildings made of stone and mortar, *mampostería* reinforced with *ifil* posts, tile roof, plain façade, wooden balconies, arched entryway (Schuetz, 1986:164-179).

The period of rejection of distinctive cultural features generated a new-historic order that in 1960s, particularly

the 1979s start of a new vernacularism all over the world
(Galvan 1998:58).

**THE ARCHAEOLOGY OF THE GOVERNOR'S PALACE
PLAZA DE ESPAÑA
AGAÑA, GUAM**

Mardith K. Schuetz

Prepared for the Department of Parks and Recreation
and the
Department of Public Works
Government of Guam
March 16, 1986

Micronesian Area Research Center
University of Guam
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B. THE EVOLUTION OF THE SPANISH GOVERNOR'S PALACE FROM 1744

It is unfortunate no 18th Century documents have been located describing the main body of the 1744 Palace. Official reports reveal a new kitchen, built of *mampostería* with a tile roof, was constructed during the term of Governor Henrique Olavide (1749–56). An earthquake, which damaged the structure in 1779, doubtless necessitated repairs. Reports also tell of major renovations undertaken by Governor Manuel Muro (1794–1802). Doors were added to the main entrance and three rooms were rebuilt (Driver 2005, 37; 47; 60). He added a room, measuring 36 x 16½ feet, with walls reinforced with *ifil* posts. He appended the *Azotea* to the southeast corner of the residence and a 72-foot watchtower to the southwest corner. Apparently, the kitchen was rebuilt as well (LCM 34:1–4b). The tower served not only as an observation post to watch the bay, but also as the town clock. Each hour, read from a sundial, was announced by the tolling of a bell (Driver 2005, 60; 113). Further improvements were a 142 x 9-foot wall and a corral erected behind the Palace and a hen house, roofed with tile, within the walls. All the new additions were constructed of *mampostería* (Driver 2005, 60).

The earliest description of the internal arrangement of the Palace was recorded by William Haswell, first officer of the American ship *Lydia* that put in at Guam in 1801. The two story building was partitioned into storerooms on the ground floor. The second story boasted an audience chamber, measuring nearly 100' x 40', with a 20' ceiling. Private chambers were located at each end, and a balcony, facing the bay, embellished the otherwise plain façade. The residence was well furnished and the governor set a sumptuous table for his guests (Haswell 1817, 206; 210).

The first clear illustration of the Palace is owed to Ludwig Choris, the artist with Otto von Kotzebue's 1817 voyage of scientific exploration (Plate IV.B:1). It depicts the large two story structure located between the church on the left and the presidial barracks (constructed



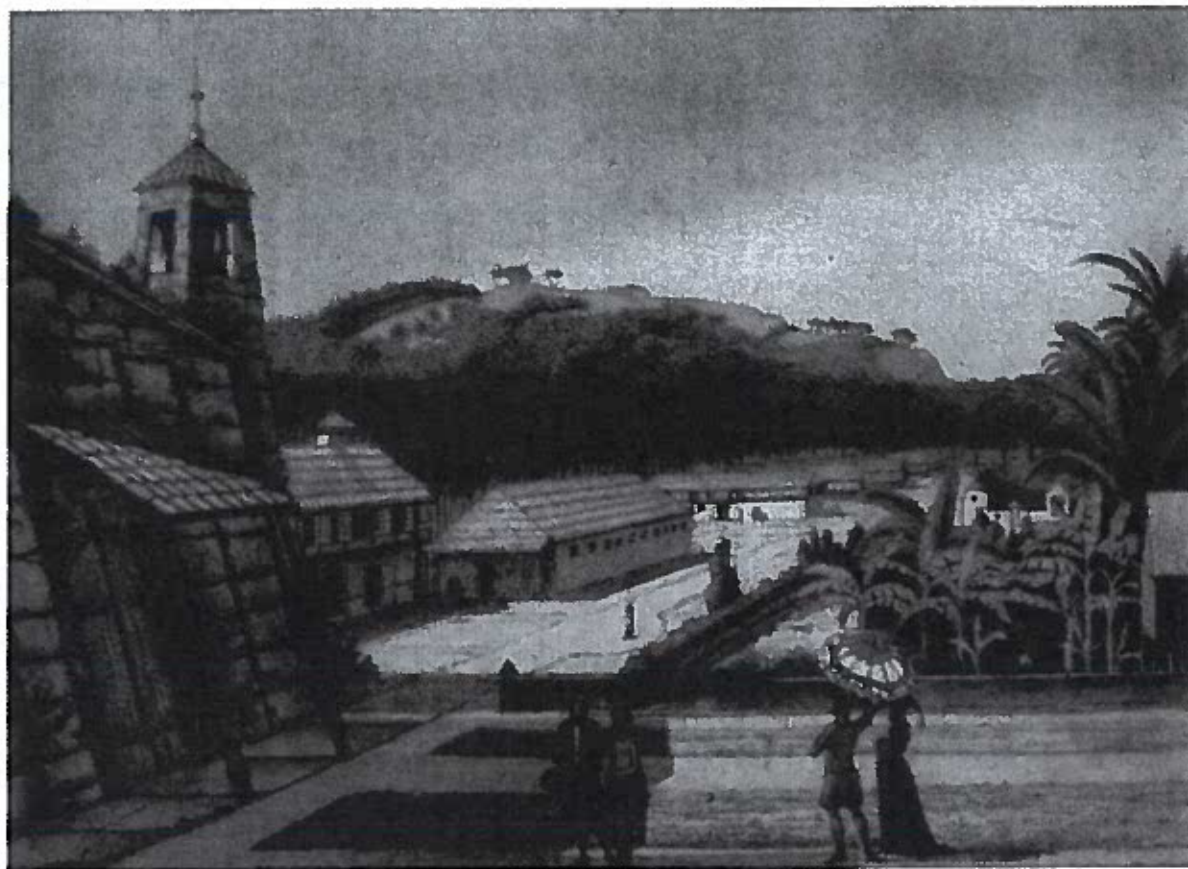


Plate IV.B:1. View of the Town of Agaña, 1817, showing the church, the *Palacio*, and the barracks.

in 1736) on the right. Choris rendered the balcony as a gallery supported by columns, although later descriptions described it as a balcony until much later. The overhanging gallery of the second story appears to have a lattice face affixed to the uprights. This feature apparently represents the shutters described below. The top of Muro's *Atalaya* (watchtower) is visible behind the southwest corner of the building. A horizontal line visible along the lower gallery may be a hitching rail. The south wall of the building was devoid of windows, while the north wall was provided with sliding frames set with *capiz* (*Placuna placenta*) shells (fragments of which are noted in the inventories), which took the place of glass windows (Barratt 1984, 24).

Two views of the Palace, and its relationship to contemporary structures, were drawn by members of the French scientific expedition led by Captain Louis de Freycinet in 1819. Plate IV.B:2, attributed to Alphonse Pellion, shows the residence as the second building on the right, slightly hidden behind the presidial *Cuartel* (barracks). To the left of the Palace is the





Plate IV.B:2. The principal plaza in Agaña, 1819.

Almacén, the royal warehouse constructed in 1799 during the tenure of Governor Muro. The large structure in the middle is the parochial church. Adjacent to it, at the left, is the *Colegio de San Juan de Letrán*, dating from 1779. The column in the plaza is a *mojón*, a bench mark from which all distances on the island were measured. The fenced area before it defined a cornfield. Plate IV.B:3, drawn by Jacques Arago, shows the building in greater detail. The



Plate IV.B:3. The main buildings in Agaña: church, *Almacén*, Palace, and *Cuartel*, 1819.



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Plate IV.B:4. View of the garden behind the Palace, showing the watchtower.

Palace, *Almacén*, and *Cuartel* are drawn with hip roofs. In the case of the Palace, it probably represents the sixteen foot extension made by Muro and demonstrates the preference for that roof type by the royal engineer in charge of original construction, and/or alterations made to the structures. An interesting detail of Arago's observation is the discontinuity of the balcony above a windowless first story and a single arched entryway. It differs from the earlier Choris drawing of an unbroken gallery and a double, squared entryway with, probably, large windows on both sides. Arago's observation of the balcony appears to be accurate. An 1871 document relates that a lantern was hung between the two center windows, which were aligned with the channel into the harbor, to serve as a beacon (Driver 2005, 114). A rear view of the house, also drawn by Arago, documented a stepped watchtower (Plate IV.B:4).

By the 1820s, time and recurring typhoons had wreaked havoc with the residence. Upon his arrival in 1823, Governor José Ganga Herrero found the building in sorry condition.

The main problem of the building, throughout its history, was a leaking roof which rotted floor joists and rafter ends, endangering the entire building from a collapsing roof and floor. An inadequate pitch, the hip roof with its extra seams, and the reuse of old, under-fired roof tiles were primary factors in the deterioration. The poor design was exacerbated by the failure to make needed repairs in timely fashion. This was the fault of a cumbersome chain of command, the time lag involved in long distant communication with government authorities in the Philippines and New Spain, and the always penurious response of the Royal Treasury. The gravity of the problem is exemplified from a drain inserted into Governor Ganga's office "so that the water that accumulates in large amounts at the floor level would run off into the street" and repairs made "to the boards in the bathroom off the governor's office—known as the main room—because the room was about to collapse." Floors, doors, windows and pillar supports of the main body of the house needed repairs. So, too, did the *Azotea*, kitchen, and wells (Driver 2005, 84–85). Finding artisans to do the repairs was a problem, because the pre-sidial carpenters were occupied elsewhere (PNA M10, exp.4, fols. 1–16; exp. 5, fol. 1). It is doubtful that everything needing attention was done at the time because official documents refer to more repairs undertaken in 1825 and 1829 (PNA M3, exp.16, fols.1-8b; PNA M4, exp.2, fols.1-20).

By the end of the decade the government was alarmed at the island's vulnerability to both external and internal threats. An increasing number of English ships in the Marianas was worrisome and Chamorro unrest, which came to a head with an attempted revolt in 1829, might easily flare up again. Governor Francisco Villalobos strengthened the defenses of the Palace with the construction of a large semi-circular redoubt in front of the building (Plate IV.B:5). It consisted of a moat and canon emplacements protected by pickets (AHPT, E-1-c5f; Driver 2005, 98–99). His 1835 plan of the installation (Plate IV.B:5) provides a scale, which in comparison to other measurements of the Palace itself, and the archaeological evidence, appears unreliable. Important to the discussion here, however, is his division of the ground floor of the Palace into six linear rooms of varying widths, oriented with the short axis of the



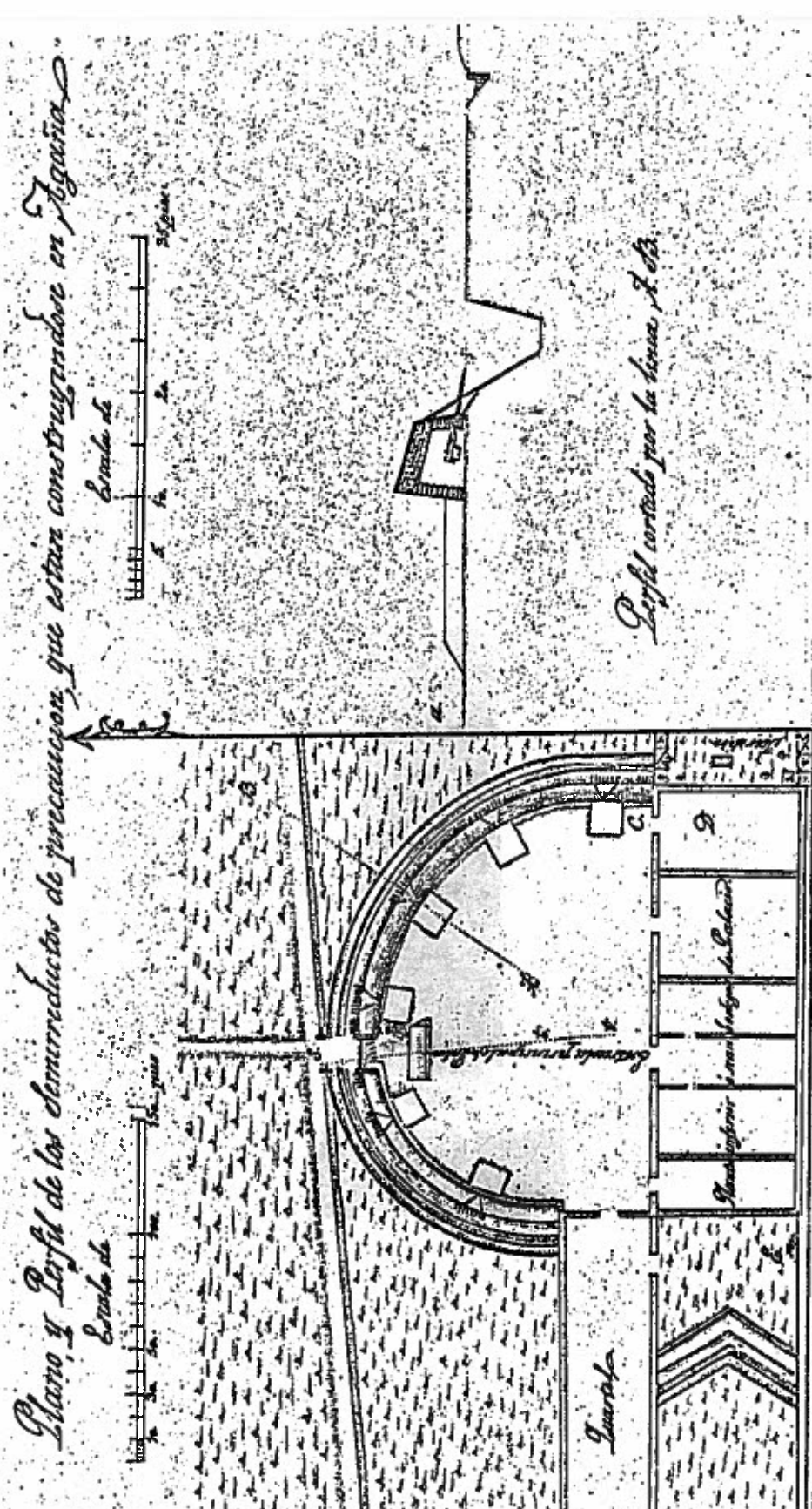
building. This generally conforms to the archaeological evidence, partially shown in (Figure IV:1) minus the east-west partitions, and the conclusions about this presented below. Villalobos' fortification was later demolished, perhaps to make way for the construction of the *Tribunal* (Town hall and jail) in 1872 (Driver 2005, 117;136–137).

By the 1840s the Spanish seat of government in the Marianas had a sad aspect. It was described as “a long building with wooden balconies, red tiles, and it is whitewashed, inside and out, the arms of Spain are conspicuous in its center. Its interior presents an air of discomfort and neglect, nearly destitute of furniture and very dirty.” Governor Gregorio Santa María, writing that it did not deserve the name *Palacio*, observed: “To the rear and to one side, there is a large orchard which, quite appropriately, includes a garden, an indication of earlier times of great abundance” (Driver 2005, 101-102, respectively).

An earthquake in 1849 damaged the building (Driver and Brunal-Perry 1996b, 71). A report filed in 1852 simply inventories the “*Casa Real* with its cistern, belvedere, *batalán*, and kitchen of stone and mortar and roofed with tile” (PNA M17, exp. 8, fols. 1-5). An appraisal, drawn up by master carpenters and masons the following year, provides both exterior and interior dimensions. The house itself (without the appendages) measured 147' 2" on the outside and 141' 6" by 28' 4" on the inside. The height was given as 16' 6". The evaluation of the property, including appendages, was 8,300 *pesos* (PNA M17, exp.12, fols.1-3).

Successive governors were still having to put up with the indignities and inconveniences caused by the leaking roof. It reached a point in 1872 that Governor Luis Ibáñez was forced to construct a framework with coconut thatching over the tile roof in a vain attempt to stop the leaks. Further deterioration, caused by another typhoon in 1873, led to re-roofing with what tiles were salvageable from the Palace and the *Casa Real* in Umatac, which had also been damaged (PNA C1, exp.6, fols. 1–13; Driver 2005, 117;120). It appears likely the framing for the roof was lowered at this time from its former lofty height because a decade later it was only nine feet.





Explicacion. Los puertos compuestos de dos o tres el formado de Zederos de cuatro, puzgada de grueso, y recto y medio pie de abertura, sin uuela en zados, dando la altura de cinco pies arriba, hacen defuera la primera por este lado, y adentro ayuellos proporcionalmente para el uso del fustil, a cada lado de la puerta se ha situado un mano de robustas vitas embutido por un extremo en la macanparacion, para trabar la escaleria, y lo mismo habra de ejecutarse debajo de las truneros, y en el punto C en que el Valero de Sabues no permite bregar la parte interior del puertecito, y en el punto D tambien la misma se ha situado en el otro lado, para que en caso de necesidad se pueda abrir y cerrar con facilidad.

Plate IV.B.5. The circular redoubt in front of the Palace was enclosed by a moat. There were artillery emplacements to protect it from assaults, 1835.



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Such stop-gap measures were inadequate. In 1882 the east end of the building was actually collapsing, as post supports began to give way, causing partition walls to buckle from the weight. Master masons and carpenters (Pangelinan, Salas, Aflagüe, and León Guerrero) advised that immediate repairs, at an estimated cost of 4,550 *pesos*, be made, or the structure be demolished and rebuilt. In the meantime, the eastern portion of the Palace had to be abandoned (PNA M29, exp.16, fols.1–5; Driver 2005, 124–25). While funds for the repairs were awaited from Manila, the ceilings were propped up with so many posts that Governor Francisco Olive complained “the place looks like a jungle” (Olive 1984, 61). His, and his predecessors’ observations are well supported by the archaeological evidence of numerous postholes around the walls and the centers of Rooms 1–4.

It was during the residency of Governor Olive that documents first reveal the building (now called the *Casa Real* or *Casa Gobierno*) was serving not only as his residence and office, but also housed the office of the commandant of the Presidio (Driver 2005, 134). The commandant’s move from the Presidio, whenever that was effected, probably necessitated laying the wooden floors in the downstairs rooms and cutting exterior doors into the north wall—features revealed in the excavation.

An estimate for repairs, which was more than half the value of the building thirty years earlier, must have struck the Bureau of Public Works in Manila as excessive. They dispatched Military Engineer Eduardo Cañizares to Guam to investigate. In his report on the condition of the Government House, Cañizares states it was 154 feet long, 39 feet wide. Each story was 9 feet in height. He noted the *mampostería* was reinforced with *ifil* posts. Second story rooms and two on the ground floor, used as offices, had wooden floors. The others were paved with flagstone. A gallery, shaded with sliding wood shutters inset with *capiz* shell, wrapped around the building, except for the west end. The engineer’s estimate of 4,800 *pesos* for repairs was in line with that submitted two years earlier (Driver 1974, 16–21). Note that the Cañizares description is the first using the term “gallery” instead of “balcony.” This points to the insertion of supporting columns sometime prior to his visit.

The Bureau of Public Works in Manila still vacillated. The ceiling height of the principal floor (second story), indicated in Cañizares' report, was inappropriately low for such an important public building. Perhaps the upper story should be elevated (PNA M20, exp.82, fols. 1-2). In May 1887, Master Engineer Victoriano Berrio submitted plans for a new *Casa Gobierno* with an estimated cost of 16,000 pesos. His plan was rejected on grounds of its dimensions, lay out, and lack of esthetic appeal (PNA C1, exp.14, fols.1-15).

Within the ensuing year and a half the old Palace was demolished. On February 25, 1888, Father Aniceto Ibáñez del Carmen made the following entry in his diary: "On February 25th, I blessed the first stone of the *Casa Gobierno*, which is about to be rebuilt a *fundamentis*, because the old one was in very poor condition and did not have a foundation." A year later the new structure was finished. "On December 24th, I blessed the *Casa Gobierno* and, on the 25th, a mass was said and a *Te Deum* sung as an act of thanksgiving for its having been completed without mishap" (Ibáñez del Carmen and Resano 1998, 92;96). In fact, Father Ibáñez' notation of the structure built without a foundation appears to be upheld by the archaeology. There was no evidence of trenches dug for the walls we exposed.

Even though he had a new house, the governor had the old problem of a leaky roof. Governor Luis Santos complained, in 1891, that it was leaking through to the ground floor. The problem stemmed from old tile having been used in the reconstruction. It should be replaced with galvanized iron, according to the consulting masons and carpenters (PNA M29, exp.19, fols.1-3). The governors' repeated pleas for a new metal roof over the ensuing years fell on deaf ears, despite the fact that two typhoons exacerbated the problem and documents and archives were being lost because of the humidity (PNA M22, exp.32, fols.1-4; M29, exp.21, fols.1-3; exp. 23, fols.1-8; exp.25, fols.1-3). The *Casa Gobierno* was not to get its metal roof until the American Period.

The appearance and size of the government Palace during the 18th Century, are unknown from documents located thus far. It may originally have been a smaller structure than



the one described from 1802 on. The number of unexplained walls, which seemingly bear no relation to each other found in the western half of the excavation, suggest they belong to an early building phase, which, so far, defies interpretation.

Under the description of Unit 35, was the north-south wall which had the appearance of once serving as an end, or load-bearing wall (Figure II:4). There is the unexplained Feature E, in the combined Units 36 and 37, that looks like a possible catchment basin for a roof downspout. The problem is that it is within the building, as we can define it. Two pieces of data should be considered in pondering this feature and the partition walls. In 1823, Governor *don* José de Ganga Herrero had minor repairs made to his new residence and a few improvements added outside the dwelling, including the construction of a *mampostería* trough next to the wall and a path of stone and *cascajo* laid between the well and the kitchen stairs (PNA M10, exp.4, fols.1–16). Assuming the kitchen and *batalán* were situated as an ell off the southwestern end of the house at this time, as they were at the end of the colonial period, then we might try to correlate one of the exposed foundations, as the walk in question and Feature E as the trough. Both historical and archaeological evidence mitigate against such a link. First of all, there is no evidence of a well around Feature E and a filled-in well would be highly visible. The second consideration is that all the evidence demonstrated that, at this late date, the Palace had attained its 147-foot length and was located exactly as the Americans found it in 1898. A bit of information left by Governor Ibáñez in 1871 might have some bearing on the excavated partition footings. In describing the *Compañía de Dotación*, he noted their weapons were stored in racks in compartments on the ground floor of the Palace, the key to which was kept by the governor (Ibáñez y García 1992, 126). Some of our “walls” might possibly have been raised platforms to keep guns and ammunition off damp floors.

The building sequence of the 19th Century can pretty well be substantiated by the archaeological findings. The weight of historic documentation suggests the exterior dimensions of the *Casa Gobierno* did not change from the time Governor Muro made a 16½-foot



addition to the structure, between 1794 and 1802, until its occupation by the American Naval Government. The first measurements from documents, dated 1853 and 1871, agree on a length of 53 *varas* (147.2 feet), a width of $12\frac{1}{2}$ *varas* (34' 2"), and a height of 6 *varas* (16' 6"). Haswell's obvious guess of an audience chamber 100 feet long, 40 feet wide, and 20 feet high is, therefore, not unreasonable. A room of that length would still have allowed for rooms at either end of about 20-foot width. Cañizares' measurements of 47 meters (154 feet) by 12 meters (39 feet) is the only one that does not jibe. Two other bits of evidence reinforce the earlier observations. Figure IV:1 shows the two-thirds of the building exposed in the excavations and indicates the probable partitioning at the time the Naval Government took command of it. It will be seen that the midpoint of the building, according to the 1853 measurement, falls in the center of the main entrance, if we include the east gallery. The east end wall is 34' 6", if we exclude the *Azotea* wall to which it is attached. And lastly, a second floor plan of the building, measured by the navy just before Guam was invaded by the Japanese in 1941, gives an overall length of 152' 5" or 146' 5", if we discount the east gallery (see Appendix Drawing 1). The implication is that the rebuilding that occurred in 1888 utilized the original exterior wall footings. Archaeology appears to confirm this. All the footings show reuse of building materials with broken roof tiles, *ladrillos*, and faceted slabs of limestone (usually reserved for corners or reinforcing door and window openings) embedded in them (some of these are indicated in Figures II:1 through II:4).

If we can take the Villalobos plan at face value (Plate IV.B:5), the ground floor in 1835 was divided into six linear rooms, their long axes oriented north and south. The doubling of the rooms by the addition of the east-west middle wall should then pertain to the 1889 reconstruction of the building.

To return to Figure IV:1, we present the Spanish *Casa Gobierno* as it appeared in 1898, according to our interpretation of the site. Rooms 1 and 2 had dimensions of 22' 3" by 12' 10" (8 by $4\frac{1}{2}$ *varas*) and 22' 3" by 16' 5" (8 by 6 *varas*), respectively. Since later cement floors have



been added, we cannot determine the construction or elevations of the originals. The northeast room had an exterior door on the north side that probably measured $1\frac{1}{4}$ varas (3 feet) with framing.

Rooms 3 and 4 measured 28 feet by 12' 10" (10 by $4\frac{1}{2}$ varas) and 18 feet by 16' 5" (10 by 6 varas), respectively. The outer room had a north door with a probable width of $2\frac{1}{2}$ varas (5' 6") with framing. The limestone slab mortared to the top of the stone pedestal in the inner room possibly indicates its flooring and may be the "flagstone" of the Cañizares report. If this is the case, the elevation of this room was approximately 11' 5". The outer room had a wooden floor constructed by seating the joists into a bed of plaster. The joists were oriented with the width of the room, the boards with the length. The elevation of this floor was approximately 11' 9". This substantiates Cañizares' notation of wooden floors in two ground-level rooms that functioned as offices.

Additional features of these four rooms were large *ifil* posts set on pedestals; two in each of the larger rooms, single ones in the smaller. The bottoms of these posts, preserved in Room 4, were 9" x 9" square. Those in Rooms 1 and 2 had posts of 5" x 5" and 6" x 6", which, perhaps, were changed during the 20th Century. The *mampostería* pedestals in Room 3 measured about 47" x 47", those in Room 4 about 24" x 28". They were constructed on top of limestone slabs, deeply seated into the sand stratum at a depth of almost 5 feet below grade (el. 7' 6 $\frac{1}{2}$ "). These features may have replaced the original post supports that gave way, causing the extensive damage to the eastern half of the building in 1882. These were built to last another one hundred and thirty-eight years!

The western portion of the building has undergone so many changes that it is difficult to determine what was above grade in the 19th Century. However, I think we are on fairly safe ground in identifying four rooms of late colonial occupancy. Rooms 5 and 6 are now partially covered by the eight-foot walk running north-south through the site. The western halves were uncovered in Units 34 and 35 and the north wall trench featured in Figure II:4. The northern

room, which was only partially excavated, has the principal entrance to the building, which, with framing, may have been $2\frac{1}{2}$ varas wide (about 6' 4"). The surface was found 14½ inches below grade (el. 11' 8½"). The length of these two rooms was determined from the first cross-wall located in Unit 35. It provided lengths of about 22' 9" ($8\frac{1}{2}$ varas), a size in keeping with those of the eastern half of the building.

Rooms 7 and 8 are extrapolated from the distance between the west wall described above and the one uncovered at the western edge of Unit 37 (Figure II:4), thus skipping over two partitions. In so doing, we have an additional set of rooms with 20' 5" lengths ($7\frac{1}{2}$ varas). All traces of *in situ* flooring in this part of the building were destroyed in the 1940s.

In totaling the rooms thus considered, a distance of approximately thirty-six feet is unaccounted for of the 147-foot length. This would allow an additional two rooms per rank, measuring about 15 feet each or one large room of 32 or 33 feet (12 varas). This room, or rooms, extends under the street (see Figure I:1). Note that, by ignoring the east-west partitions doubling the number of rooms, we have the number portrayed in the Villalobos plate.

Wrapped around three sides of the building were upper floor galleries overhanging first story porches. Along the south wall, the supporting posts for the gallery were set about eight feet apart on square pads of *mampostería*. Assuming the posts were seated in the centers by the pads, it would allow a walk of about three feet in width. The postholes along the edge of the walk at the east end of the building mark the location of the posts, set on approximately seven-foot centers, at that end. These excavated postholes reveal what appear to be faceted blocks of stone underlying the modern retaining wall. They may be an earlier retaining wall to keep that end of the porch from flooding. The addition of the cement floor prevented our uncovering the foundations for the posts. However, we appear to have a satisfactory clue as to the elevation of the colonial porch. In excavating out a break in the concrete floor at the corner of the *Azotea* flagstones were found *in situ* 14¼ inches below the floor (Feature E in Unit 1, Figure II:1). This converts to an approximate elevation of 10' 2¾". The porch, therefore,



would have been a generous foot below the elevation of the south rooms, which we have estimated at 11' 5". Early descriptions of the Palace indicate the front gallery, such a prominent feature of the *façade* during the 20th Century, was converted from the original balcony. Since the line of posts is now under the walk, these were not uncovered, although their spacing would be simple to figure from the many extant photographs.

Apart from the mention of two center windows, where a lantern was suspended to serve as a beacon in 1871, there is no documentary mention of fenestration on the *façade*. Pellion's 1819 sketch suggests high windows at the ground level (Plate IV.B:2), but, since throughout most of its colonial history the ground floor served as storerooms, the possibility can be dismissed, especially since Arago's shows none in the ground floor wall. The latter drawing shows ten windows in the upper story (Plate IV.B:3).

Arago's sketch further illustrates a single arched entryway at the center of the building. This brings to mind the curious statement that, among his other improvements, Governor Muro added doors to the main entrance (Driver 2005, 60). It is only in the list of improvements made by Governor Ganga (1823–26) that there is mention of a two-shutter window placed over the stairwell (Driver 2005, 85). This implies an interior stairwell, which was probably located where it is shown in the Appendix, Photo 1. All evidence of this was likely destroyed in laying the modern concrete walk, bisecting the building, and the adjacent concrete pad shown in Figure 1:1. The location of the stairwell suggests the original entryway was without doors because it led into a broad hall leading to the stairs that accessed the office and living quarters of the governor.

It is appropriate here to give some consideration to building materials used by the Spaniards and certain techniques of construction. Building with rubble stone and mortar, or *mampostería*, was a typical medium in areas where good stone for cutting was lacking, or a paucity of masons made such construction unfeasible. The rubble stone (in this case reef limestone) was bonded with a mortar made of sand and slaked lime. Faceted stones were reserved

for structural points of stress: corners, door, and window openings. The reinforcement of *mampostería* walls with *ifil* may have been standard practice in the Philippines and other Spanish areas in the Pacific. So far as I know, the technique was not used in New Spain. The Palace foundations showed that wherever large *ifil* poles (diameters of 12 or 14 inches) were incorporated into the *mampostería*, they were set on faceted limestone blocks for greater stability (see Unit 40A2 and A3, Figure II:2, for example). The stone pedestals, seating the 9" x 9" *ifil* posts used to help span the ceilings in Room 4 (Figure IV:1), were likewise stabilized with solid foundation blocks. The technique of corner notching to seat door jambs and sills was another technique of construction I had not previously encountered (see Unit 10B and Unit 13A, Figure II:1).

The use of both wooden flooring and flagstones was recorded in 19th Century descriptions. Our evidence for wooden flooring in two rooms demonstrates a technique of laying joists into a bed of mortar. The limestone block mortared to the top of a pedestal in Unit 17 (see Feature Q, Figure II:2) may be an example of the "flagstone" observed in the previous century, although the corner notch suggests it was originally cut for a door opening and reused atop the pedestal at a later date. Other limestone blocks were uncovered in Feature D, Unit 1 (Figure II:1), although these lay outside the building itself. Since these were the only stones found in the site suitable for paving, I suggest this was the type of floor referred to. Another type of flooring, not mentioned in any contemporary source recovered so far, is suggested by *ladrillo* found in the site. These large flat bricks, although sometimes used over narrowly spaced joists to provide a ceiling, were commonly used as pavers. The one whole specimen found, measuring 10½" x 5½" x 1¼", is typical of the size. It is possible, of course, they may have been used in the construction of partition walls, but there is no evidence for this. Broken pieces are mortared into the foundations, but so are pieces of roofing tile. There was evidence of a very thin layer of compacted soil directly overlying the sand level, but nowhere did we encounter the compacted dirt floors finished with coats of lime plaster found in New World Spanish sites.



Throughout the colonial period, the Palace was roofed with ceramic tile. In fact, it was this roofing, applied to a gable of insufficient height to shed water rapidly, that caused the deterioration of the building. There is considerable variation in the tile, which is expectable, since some tiles were manufactured locally and others were imported. The first tiles used came from Manila, but governor *don* Mariano Tobías (1771–74), in his attempts at improving the economy of Guam, brought in carpenters and blacksmiths to teach their trades to the natives. It was during his administration also that they learned to make lime and bricks and the craft of masonry (Carano and Sanchez 1964, 108–09). Tobías's attempts at self-sufficiency must have been largely unsuccessful, because eighty-years later, Governor *don* Felipe de la Corte (1855–66) complained that there were no carpenters or blacksmiths (*ibid*, 156). At the same time, however, he noted the fairly extensive use of tile roofs on the houses in Agaña (Corte 1971, 27; 59). Governor Ibáñez, in his request for a new roof in 1871, suggested the tiles be replaced from Manila, because of the inferior quality of those produced locally (PNA C1, exp. 6, fols. 1–13). A decade later, Governor Olive noted how costly new tiles would be, because they were no longer being made locally (Olive 1984, 62). This, apparently, was in the nature of a white lie, because Engineer Cañizares, in the same year, also noted the cost of importing tile, but apparently, considered it a necessary expense, because the Presidio was manufacturing it only on a small scale (Driver 1974, 17).

Windows in the Governor's Palace were shut with sliding wood panels set with either louvers or small panes of *capiz* shell. A few pieces of these panes recovered from the site indicate squares measuring 2½ inches.

Apart from square nails and spikes, described in Part III, only one forged piece of hardware can be equated with the building itself, and that is the door or gate latch illustrated in Plate III:12. Either the hardware was imported from Manila, or made at the Presidio, the source of most skilled laborers who worked on the building from time to time.

